

**DIVISION OF CITY PLANNING** 

30 Montgomery Street Suite 1 Jersey City, N.J. 07302-3821 Phone: 201.547.5010 Fax: 201.547.4323

October 7, 2009

Ms. Mayda Arrue THE JERSEY JOURNAL 30 Journal Square Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, October 13, 2009 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City Department of Housing & Economic Development 30 Montgomery Street, 14th Floor, Suite 1400 Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter Secretary, Jersey City Planning Board Division of City Planning

> Mayor's Office Carl Czaplicki, Director, HEDC

File

## JERSEY CITY PLANNING BOARD **PUBLIC NOTICE REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of October 6, 2009.

Call to Order

Sunshine Announcement 2. 3.

Roll Call

4. Correspondence 5. 6. Old Business: **New Business** 

7. P09-032 Minor Site Plan Case:

MetroPCS New York LLC Applicant:

**Dean Stamos** Attornev: Review Planner: Jeffrey Wenger

Address: 10 Christopher Columbus Drive (aka Harborside)

5, 17, 19, 25, 27 Block: Lot:

Exchange Place North Redevelopment Plan Zone:

Description: Cellular phone antennas

Decision: Approved.

P09-037 Minor Site Plan with Deviation 8. Case:

Applicant: T-Mobile Northeast, LLC Richard Schkolnick Attorney: Review Planner: Jeffrey Wenger 207-209 MLK Drive Address: Block: 1316 Lot: 53

Zone: MLK Drive Redevelopment Plan Area

Description: Cellular phone antennas

Deviation: Building height for rooftop equipment.

Carried to the November 4, 2009 meeting.

9. Case: P09-031 Minor Subdivision with "c" variances

Jersey City Episcopal CDC Applicant:

Eugene O'Connell Attorney: Review Planner: Kristin Russell

34-40 Van Nostrand Ave. Address: 16 & 68 Block: 1464 Lot: R-1 one- and two-family residential Zone:

Description: Subdivision of two existing oversized lots to create three more closely

confirming lots for the construction of three new two-family homes.

Variances: front yard landscaping, garage dimensions

**Decision:** Approved with conditions.

P09-029 Minor Subdivision 10. Case:

> Jersey City Episcopal CDC Applicant:

Attorney: Eugene O'Connell Review Planner: Kristin Russell Address: 15-17 Oak St.

Block: Lot: 5A, 5B, 7 1972 MLK Drive Redevelopment Plan Zone:

Description: Subdivision and consolidation of three lots, two of which are

undersized, to create two new conforming lots.

**Decision:** Approved.

11. Case: P09-030 Preliminary Major Site Plan with Deviations

Applicant: Jersey City Episcopal CDC

Attorney: Eugene O'Connell Review Planner: Kristin Russell Address: 15-17 Oak St.

Block: 1972 Lot: 5A, 5B, 7 MLK Drive Redevelopment Plan Zone: Description: Two new two-family homes Deviations: Garage Dimensions, Landscaping Decision: Approved with conditions.

12. P09-023 Preliminary and Final Major Site Plan with variances

Applicant: Chosen Estates, LLC Attorney: Charles Harrington, III Esq.

Review Planner: Maryann Bucci-Carter, Sandra Sung

298-300 Magnolia Avenue Address: Block: 1862 Lot: 32 & 33

Office/Residential Zone:

Construction of a four story building containing 12 residential dwelling Description:

units and 4 on-site parking spaces

Minimum Lot size, Minimum Lot Width, Minimum Side Yard, Minimum Variances:

Rear Yard and Minimum Number of Parking spaces.

Approved with conditions. Decision:

13. P09-027Preliminary & Final Major Site Plan with "c" variances Case:

Applicant: Al-Tawheed Center, Inc.

Review Planner: Jeffrey Wenger Ronald Shaljian Attorney:

999 West Side Avenue and 10 Logan Avenue Address:

A4, A6 Block: 1612 Lot: R-1, One and Two Family Housing Zone:

Renovation of existing building into a community center with Description:

associated educational facilities and parking.

Variances: Maximum building height, front, side, and rear yard setbacks, and lot

Coverage

Carried to the October 20, 2009 regular meeting.

- 16. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
  - 1. Resolution of the Planning Board of the City of Jersey city Approving Interim Use # P09-033 submitted by Liberty Harbor North II, Urban Renewal Co., LLC (333 Grand Street).

    2. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with
  - c" variances # P06-159 submitted by West Hudson Builders, LLC (401 Ogden Avenue).
  - 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan # P09-035 submitted by Newport Associates Development Co. (30 Newport Pkwy.).

  - 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan # P09-021 submitted by Anwar & Sameh Ghalli ( 147 Monticello Avenue).).

    5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan Amendment # P04-195.1 submitted by JC Medical Complex on behalf of JC Medical Ctr. (Block: 60.12, Lot: 6 Skinner Memorial Drive).

    6. Resolution of the Planning Board of the City of Jersey City Approving Major Subdivision with Deviations # P05-146 submitted by Nashed Construction ( 389-391 Sip Ave.,1-5 Field Ave. & 344-352 Freeman Ave.- Block 1637 L: All lots).
  - 7. Resolution of the Planning Board of the City of Jersey City approving Preliminary & Final Site Plan with Deviations # P05-147 submitted by Nashed Construction (389-391 Sip Ave., 1-5 Field Ave. & 344-352 Freeman Ave. ).
  - 8. Resolution of the Planning Board of the City of Jersey City Approving Newport Redevelopment Plan- Signage Package # 2) submitted by Newport Associates Development Company.
- 17. Executive Session, as needed, to discuss litigation, personnel or other matters
- 18. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD